This instrument was prepared by and return to:
Wilson & Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
V1000-3186

BILL GARRETT, Davidson County
Trans:T20120089131 DEEDWARRSP
Recvd: 11/21/12 10:28 3 pgs
Fees:18.00 Taxes:536.50
20121121-0107409

HEATHER L. CRAWFORD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TN)
COUNTY OF Williamson)

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $145,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

James R. Thompson
Grantee or Agent of Grantee

Subscribed and sworn to before me this 8th day of November, 2012.

Notary Public
My Commission Expires: 9-27-2015
(Seal)

Address New Owner As Follows:	Send Tax Bills to:	Map-Parcel Numbers
Aaron Hester 301 Demonbruen Street Unit #701 Nashville, TN 37201	New American Mortgage, LLC 841 Seahawk Circle Virginia Beach, Virginia 23452	093 06 0A 059.00

SPECIAL WARRANTY DEED
(Corporation)

Federal Home Loan Mortgage Corporation ("Freddie Mac"), organized and existing under the laws of the United States of America, Grantor(s), being duly authorized by resolution of its board of directors or otherwise, by and through its duly authorized Attorney-in-Fact National Default REO Services, a Delaware Limited Liability Company dba First American Asset Closing Services ("FAACS"), by virtue of the authority granted in a power of attorney filed for record at Instrument Number 2005097-0107449, in the Register's Office of Davidson County, Tennessee, for and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency all of which are hereby acknowledged, has this day bargained and sold, and by these presents does hereby sell, transfer and convey, unto Aaron Hester, an unmarried man, Grantee(s), and his heirs and assigns, the following land in Davidson County, Tennessee:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Commonly known as: 301 Demonbreun Street Unit #701, Nashville, TN 37201

TO HAVE AND TO HOLD the said real property above described, including any after acquired title of Grantor(s), together with the appurtenances, estate, title and interest thereto belonging to Grantee(s) and unto his heirs and assigns in fee simple forever, subject to current taxes and other assessments, reservations in patents and all easements, rights-of-way, encumbrances, liens, covenants, conditions, restrictions, obligations and liabilities as may appear of record, the Grantor(s) hereby binds itself to warrant and defend the title as against all acts of the Grantor(s) herein and no other.

The words "Grantor(s)" and "Grantee(s)" as used herein shall include the plural where appropriate and pronouns shall be construed according to their proper gender and number according to the context thereof.

IN WITNESS WHEREOF, this indenture is executed in the name of the Grantor(s) this 4 day of October 2013.

Federal Home Loan Mortgage Corporation, by its duly authorized attorney-in-fact, National Default REO Services, a Delaware Limited Liability Company d/b/a First American Asset Closing Services ("FAACS")

BY: _____
Justin Jung

ITS: VP

Certificate of Acknowledgment

State of TX

County of Dallas)ss.

Personally appeared before me, the undersigned Notary Public, Justin Jung, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained, and who further acknowledged that such person is the VP of the Attorney-in-Fact of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand and official seal, at office this 4 day of October 2013.

_____
Notary Public

My commission expires:

_____
(Seal)

BRITTANI PEACE
Notary Public, State of Texas
My Commission Expires
March 07, 2015

Exhibit "A"

A certain condominium apartment in the First Civil District of Nashville, Davidson County, Tennessee, known as Unit No. 701 of the Horizontal Property Regime of Encore, a Residential Condominium pursuant to Master Deed for Encore, a Residential Condominium of record as Instrument No. 20080225-0018429 and
Master Deed for Encore, a Master Condominium of record as Instrument No. 20080225-0018425, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.

THIS CONVEYANCE IS SUBJECT TO:

The said Grantee, its heirs, successors and assigns, takes title to the Property subject to the following restriction relating to its use, which shall be deemed a covenant running with the land but which shall terminate and be of no further force and effect five (5) years from July 1, 2008: The property must be owned by an individual or individuals whose household earnings at the time the individual enters into a binding
purchase and sale agreement for the Property are eighty percent (80%) or less of the median income for household size for the Nashville, Tennessee area as defined by the Department of Housing and Urban Development {"HUD"), as adjusted annually by HUD, and if rented, subject to written approval of MDHA, the Property must be rented by an individual or individuals whose household earnings during the term of the
lease are eighty percent (80%) or less of the median income for household size for the Nashville, Tennessee area as defined by HUD, as adjusted annually by HUD. The Property is subject to the Affordable Restrictions as provided in the Master Deed for Encore, a Residential Condominium of record in Instrument No. 20080225-0018429, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Federal Home Loan Mortgage Corporation by Substitute Trustee's Deed filed August 30, 2010 and recorded as Instrument 20100830-0068496 in the Register's Office for Davidson County, Tennessee.